

# Development

6051 Old Bagdad Highway  
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# Services

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## Frequently Asked Questions Regarding CODE COMPLIANCE

### What ordinances are enforced by your department?

The Santa Rosa County Code Compliance Department enforces ordinances regarding zoning violations, guidelines for home occupations (business within a residence), noise, addressing, and signs.

### What happens when a complaint is made to your office?

After a complaint is received by the Code Compliance Office, a code compliance officer will investigate the complaint and determine whether or not a violation exists. If a determination is that a violation does exist, a courtesy letter will then be sent informing the owner of the violation, usually with a time frame of 30 days to make corrections. A follow-up visit will be made by the officer. If no progress has been indicated during the time allowed, a Notice of Violation will be sent to the owner giving another 30 days to correct the violation. If compliance has not been met at the end of this time allowed, a citation and possible mandatory court appearance may be issued.

### I have received a notice from the County Code Compliance Officer for violating one of the County ordinances. I don't feel I was given enough time to correct the problem. What can I do?

Call the Santa Rosa County Code Compliance Office at 850-981-7090 or come by our offices at 6051 Old Bagdad Highway, Room 202, Milton, Florida before the deadline has expired and discuss the circumstances with the Code Compliance Officer in charge of your case. Based upon the circumstances, the deadline may be extended.

### Can I find out the name of the person who reported me?

Yes, if that information is available. This information is not released by the officer in the field or over the telephone. You may come by our offices at 6051 Old Bagdad Highway, Room 202, Milton, Florida to obtain a copy of your code compliance report. *If, however, the complainant requested to be anonymous, no information will be in our database regarding the person who made the complaint.*

### Can I operate a business in my home?

The standard answer is yes, but there are limitations and guidelines that must be followed. Contact Code Compliance for details.

### What kinds of signs can I put up for my business?

Exterior signs are not allowed for home based business. Businesses located within commercial zones can display permanent and temporary signs at the business, space permitting.

### What is the difference between permanent and temporary signs?

**Permanent signs** consist of "freestanding" signs or "on-premise" signs which are the road signs that stand next to the highway, and "Wall Signs," which are signs attached or painted on the walls of the buildings. **Temporary signs** consist of signs that are not permanently affixed to the property; for example on a trailer or "A" frame stand alone signs with nothing fastening them to the ground. All these signs require permits. Permits can be obtained from Development Services.

**Can I put a directional sign down the road giving direction to my home for sale?**

No. This is classified as a real estate sign. Real Estate signs may be placed only on the property that is listed for sale. Going off that property would require a permit. An off-premise directional sign permit would need to be obtained from Development Services and are issued under very limited circumstances.

**My neighbor is parking a large truck/motor home in his yard. Does Santa Rosa County have any rules against this?**

There are no county enforced regulations prohibiting the parking of motor homes in front yards. There may, however, be deed restrictions (covenants on deed), on individual parcels of property that may prohibit or restrict it. Some large trucks may be prohibited if used in the operation of a home occupation if located in a recorded subdivision. For more information regarding this activity, contact Code Compliance. *Note: Santa Rosa County Code Compliance Officers do not enforce neighborhood covenants or deed restrictions.*

**My neighbor is keeping livestock in his yard. Is this legal in Santa Rosa County?**

There are some restrictions pertaining to livestock in Santa Rosa County. Livestock which shall include all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, ostriches, and other grazing animals, shall not be kept in a recorded subdivision. Contact Code Compliance for additional information.

**What can I do about dogs or cats roaming the neighborhood and getting into other people's trash?**

It is not advised to approach any animal that you are not familiar with. Contact Santa Rosa County's Animal Service Center to provide a description of the animal and the area. Any animal or animals that habitually or continuously bark, howl, make noise, or otherwise disturb the peace and quiet of the inhabitants of Santa Rosa County or are kept or maintained in such a manner or in such numbers as to disturb by noxious or offensive odors or otherwise endanger the health and welfare of the inhabitants of Santa Rosa County are declared to be an animal nuisance. Contact the Animal Service Center at 850-983-4680 for assistance with animal problems as described above.

**An activity near my home is making too much noise. What are the rules about this in Santa Rosa County?**

Santa Rosa County does have a noise ordinance. It is limited to noises such as radios, televisions or any amplified noise; some construction noises; operation of power tools; yelling and shouting; horns and signaling devices; loading and unloading of trucks and barges. It gives times and zoning districts that noises can be a nuisance and a violation. Contact Code Compliance for more information.

**My neighbor's property is an eyesore, is dangerous, and needs to be cleaned up. How do I start that process with the County?**

There are no ordinances within Santa Rosa County to require a homeowner/tenant with overgrown grass to mow or groom their property. This issue, however, may be addressed in certain recorded subdivisions that have active homeowner associations and covenants. These covenants are not enforced by the Compliance Department. The accumulation of garbage, junk, litter and debris is enforced by the Santa Rosa County Sheriff's Office. Call 850-983-1162 and request that an **Environmental Enforcement Officer** be dispatched to investigate your complaint. **Derelict, wrecked or inoperable vehicles would be enforced** by the Code Compliance Department.

**My neighbor is burning trash in his yard and the smoke and smell are coming onto my land. Is this legal in Santa Rosa County?**

Burning of household garbage is strictly forbidden in Santa Rosa County; however, leaves, pine straw, limbs and personal papers may be burnt as yard trash and under certain conditions. The smoke is not addressed in the ordinance, and deals with the conditions in which burning may occur. A concerned citizen should contact the Florida Division of Forestry at 850-957-6140 for more information on burning.

**My neighbor has an accumulation of household garbage. Can you make him get rid of it?**

This is a violation of Santa Rosa County's Litter Ordinance (2006-41). Uncollected and improperly stored accumulations of solid wastes can cause fires, stench, and will attract rodents and insects. Call the Santa Rosa Sheriff's Office at 850-983-1162 and request that an **Environmental Enforcement Officer** be dispatched to investigate your complaint.

**There is an accumulation of tires in my area. Who do I contact to report this?**

This is also a violation of Santa Rosa County's Litter Ordinance (2006-41). Accumulations, especially those without rims, will hold rainwater and breed mosquitoes, becoming a health nuisance for the community. Call the Santa Rosa Sheriff's Office at 850-983-1162 and request that an *Environmental Enforcement Officer* be dispatched to investigate your complaint.

**My neighbor has an open septic tank/sewer and it is creating a stench and health hazard. Who can I call to correct this?**

Call Santa Rosa County Environmental Health Department at 850-983-5275 to report any open septic tanks or leaking sewer lines.

**I live within the city limits of Milton. Who can I contact to report a violation?**

Information regarding City of Milton Code Enforcement can be contacted at [sharon.holley@ci.milton.fl.us](mailto:sharon.holley@ci.milton.fl.us), or by calling 850-983-5400.

**I live within the city limits of Gulf Breeze. Who do I contact to report a violation?**

Contact the City of Gulf Breeze Code Enforcement at <http://www.cityofgulfbreeze.com/service/index.html>